

CERTIFICATE OF APPROPRIATENESS

Application Date: October 18, 2017

Applicant: Matthew & Tracy Smith, owners

Property: 423 Euclid Street, Tracts 10 & 11A, Block 13, Woodland Heights Subdivision. The property includes a historic 1,888 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,200 square foot (62.5' x 100') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1915, located in the Woodland Heights Historic District. The existing non-contributing garage apartment will be demolished.

Proposal: Alteration – Addition

Construct a 666sqft rear and side addition with a 478 sqft attached garage.

- A front dormer will be reconstructed based off a tax photo. See p. 5.
 - The second floor addition will be inset 1' on each side from the existing addition and will extend back 7'.
 - The garage portion of the addition will be 17' wide by 34' – 11 ¼" by 28'.
 - The second floor of the garage will connect to the second floor of the main structure. This connection will not be visible from the street.
 - The addition will be clad in 8" cementitious siding and feature wood and vinyl windows.
- See enclosed detailed project description on p. 5-15 and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



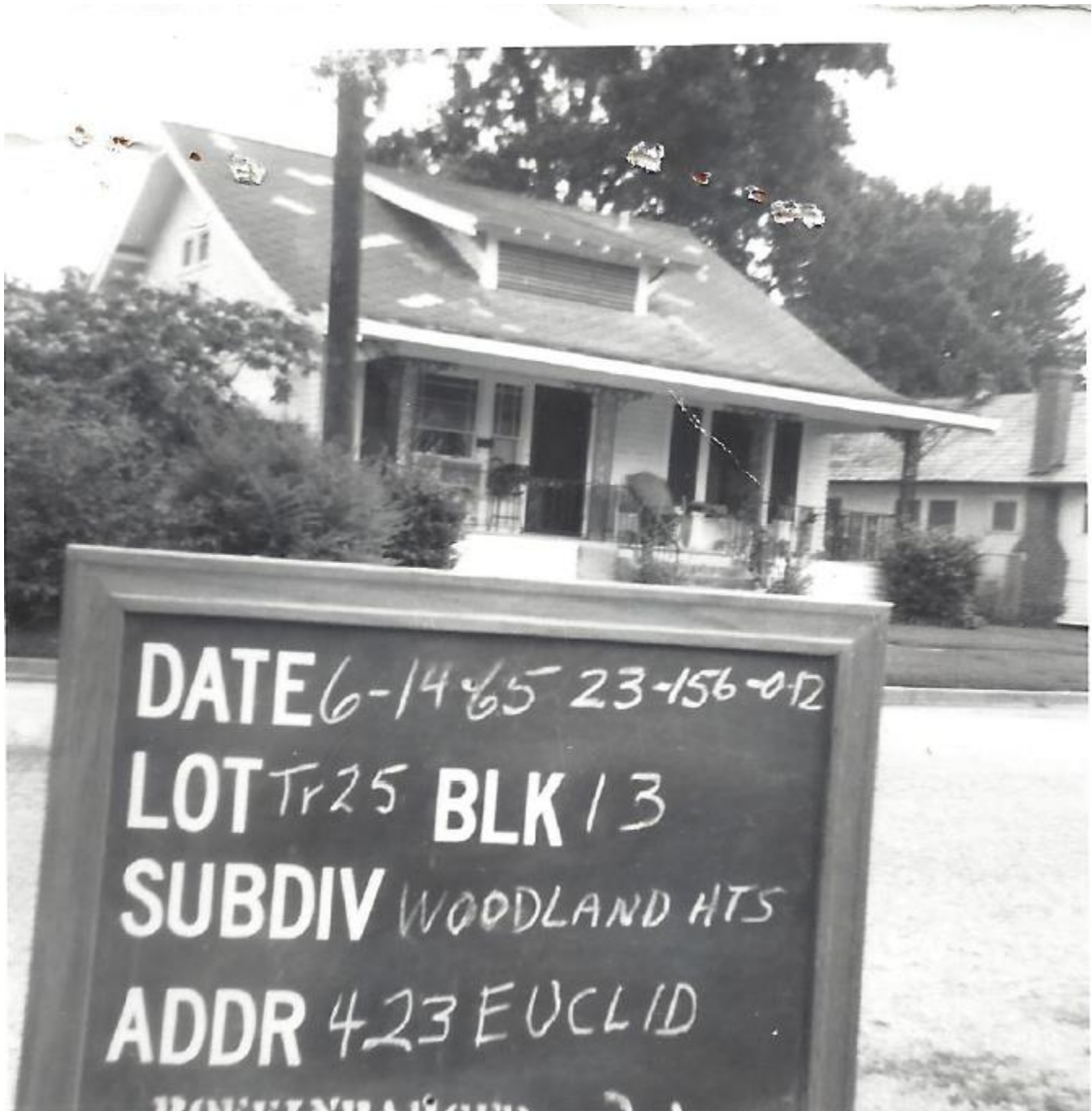
Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



HARRIS COUNTY TAX PHOTO - 1965



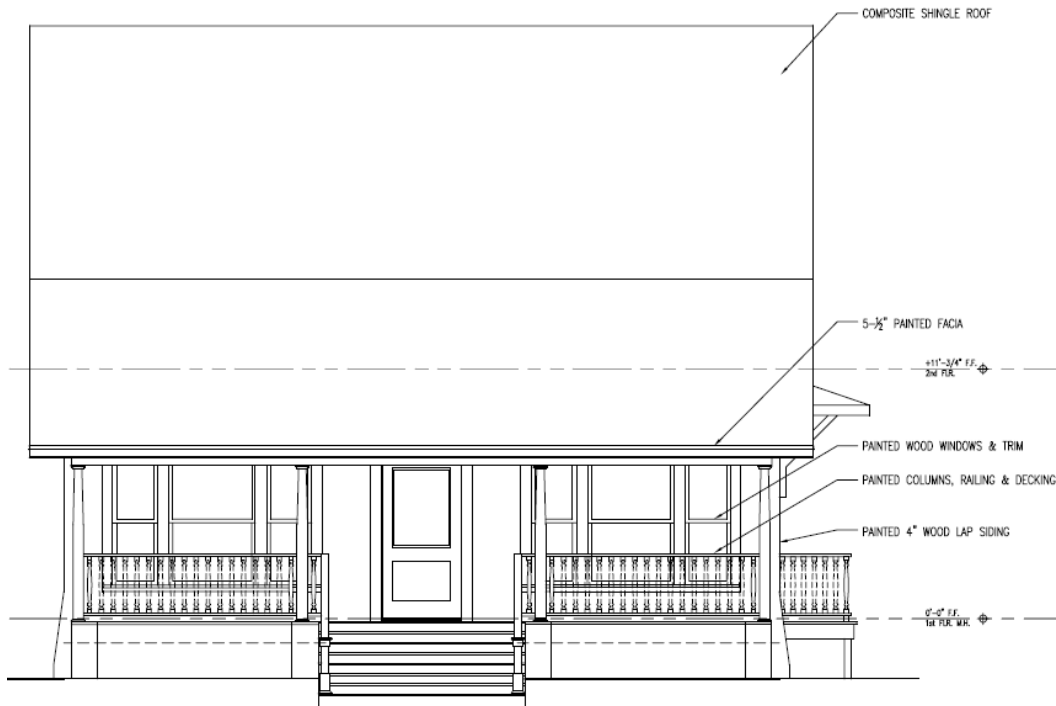
3D RENDERING – FRONT FACING EUCLID

PROPOSED



SOUTH ELEVATION – FRONT FACING EUCLID

EXISTING



PROPOSED

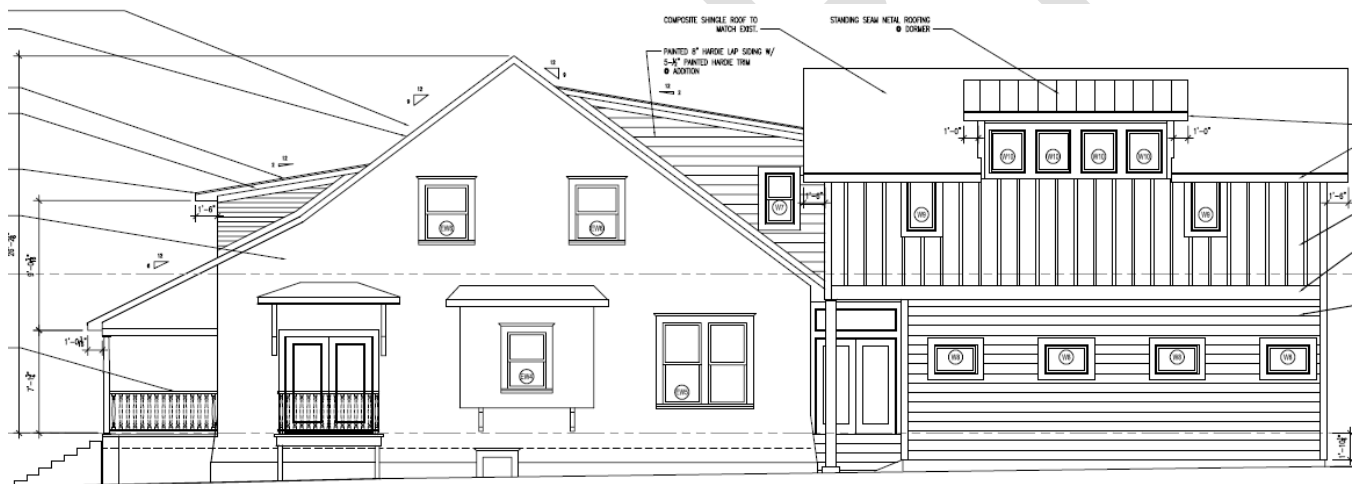


EAST SIDE ELEVATION

EXISTING

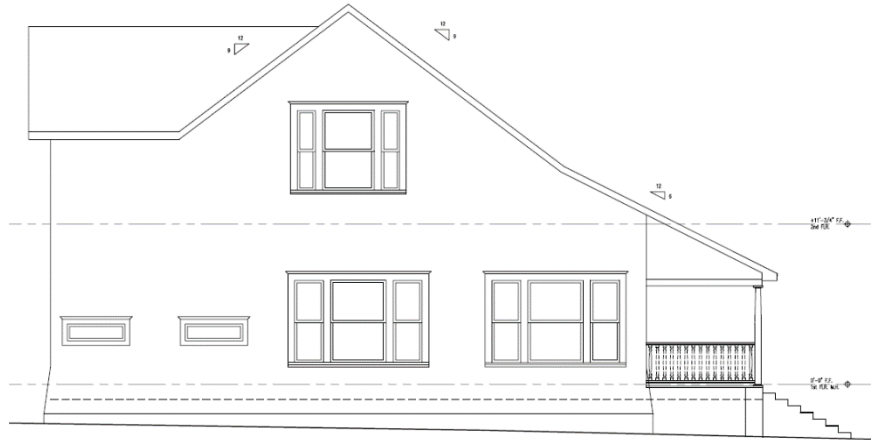


PROPOSED

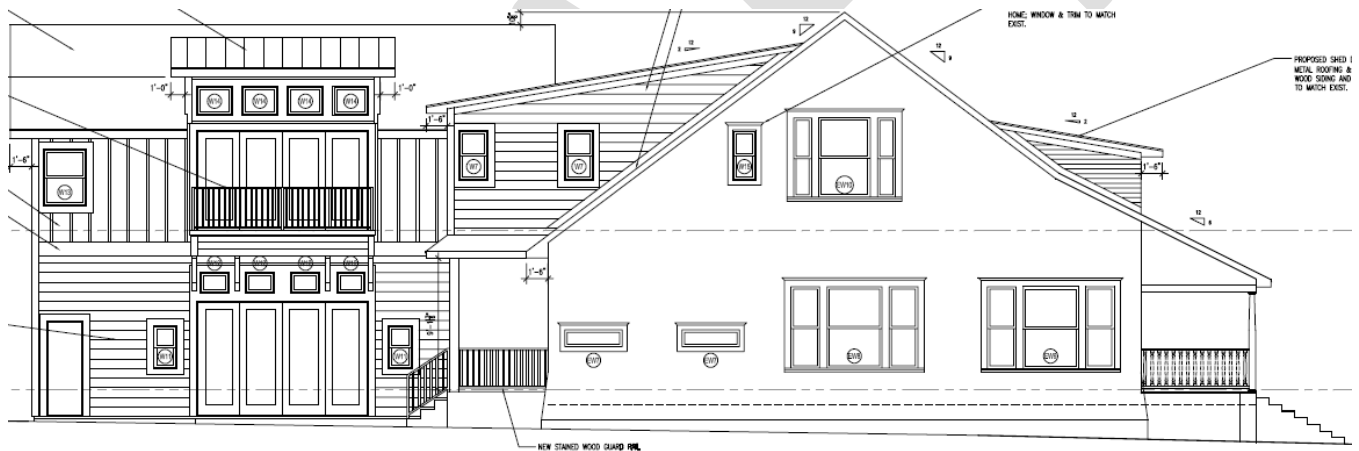


WEST SIDE ELEVATION

EXISTING



PROPOSED



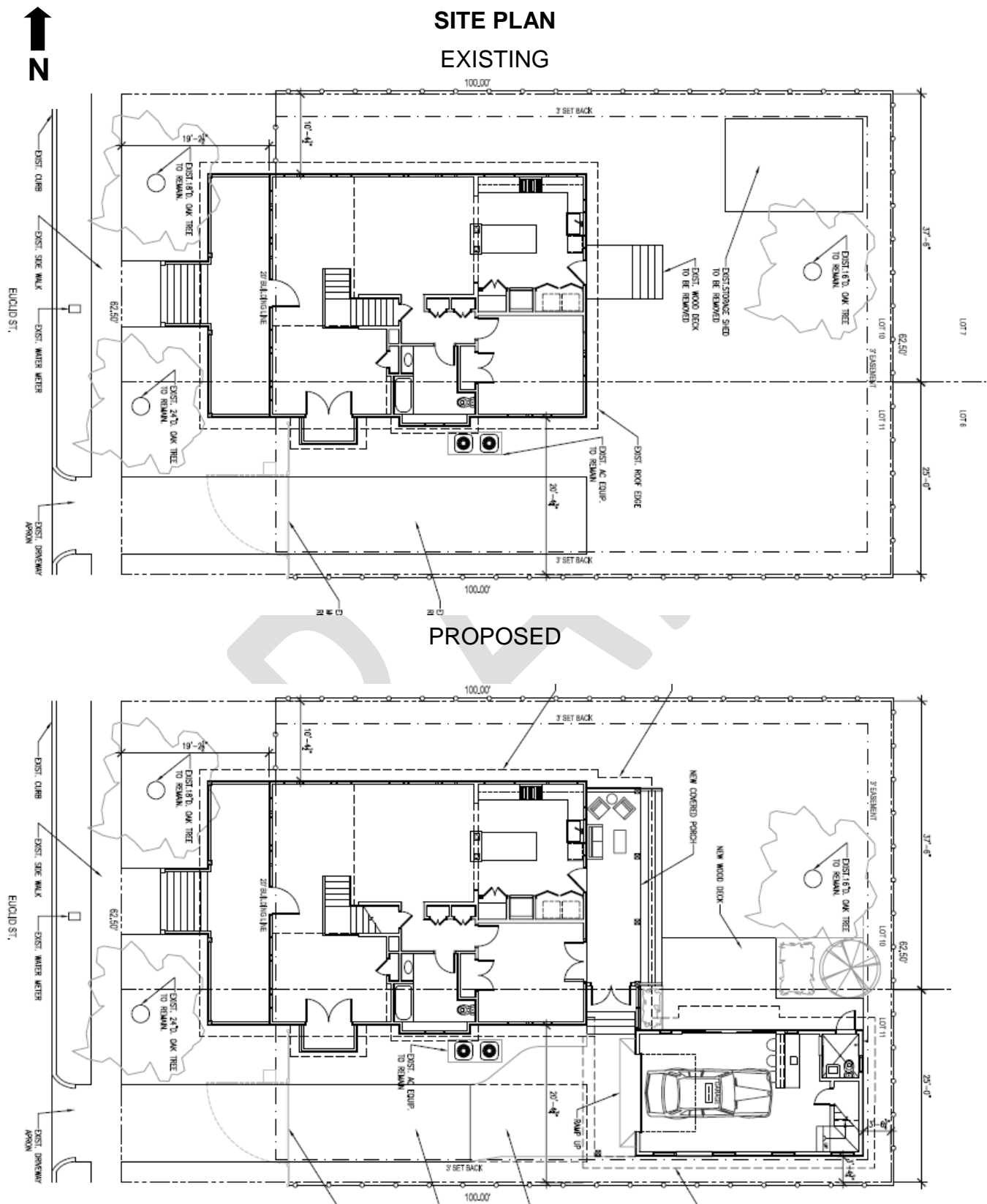
NORTH (REAR) ELEVATION

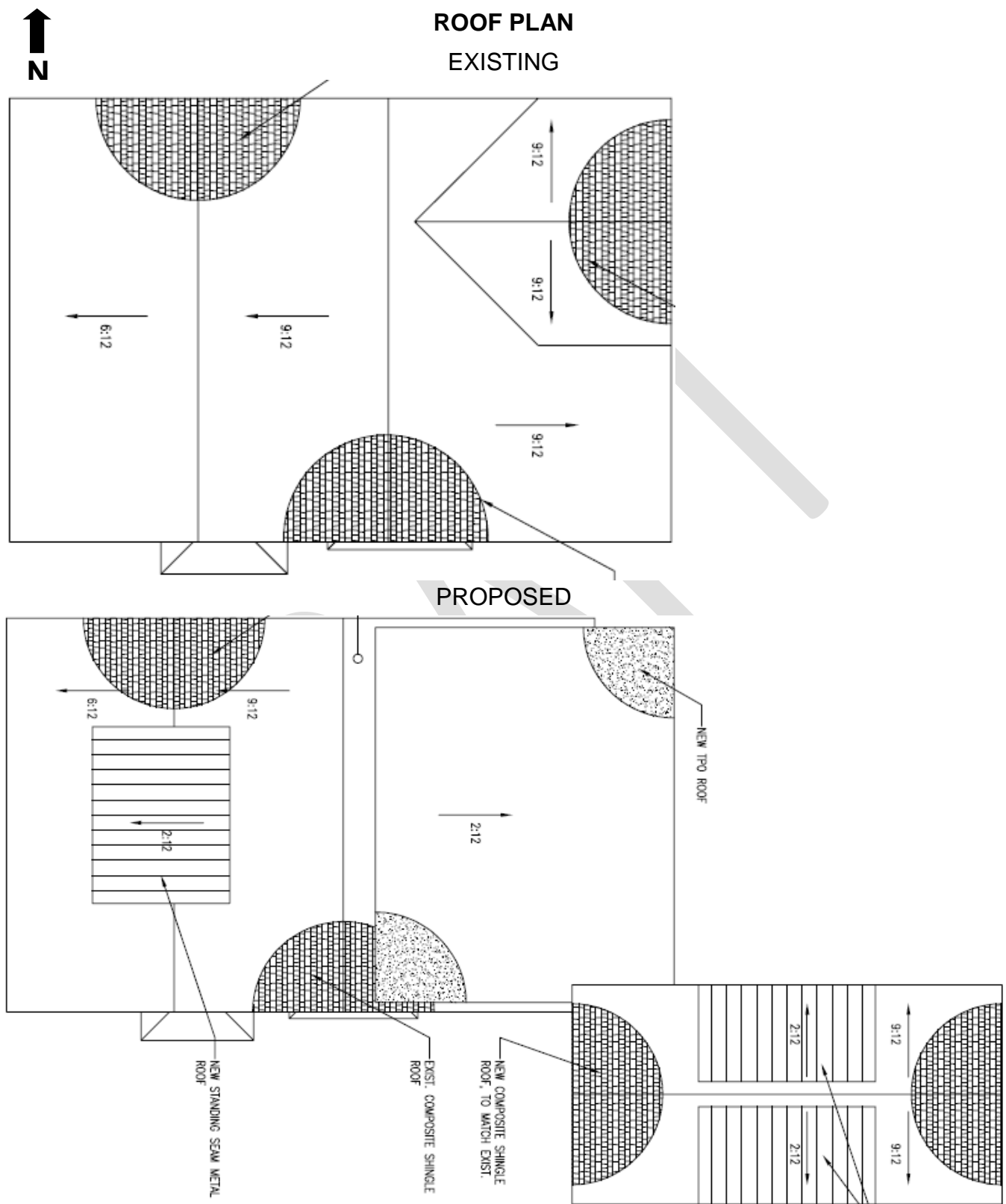
EXISTING



PROPOSED

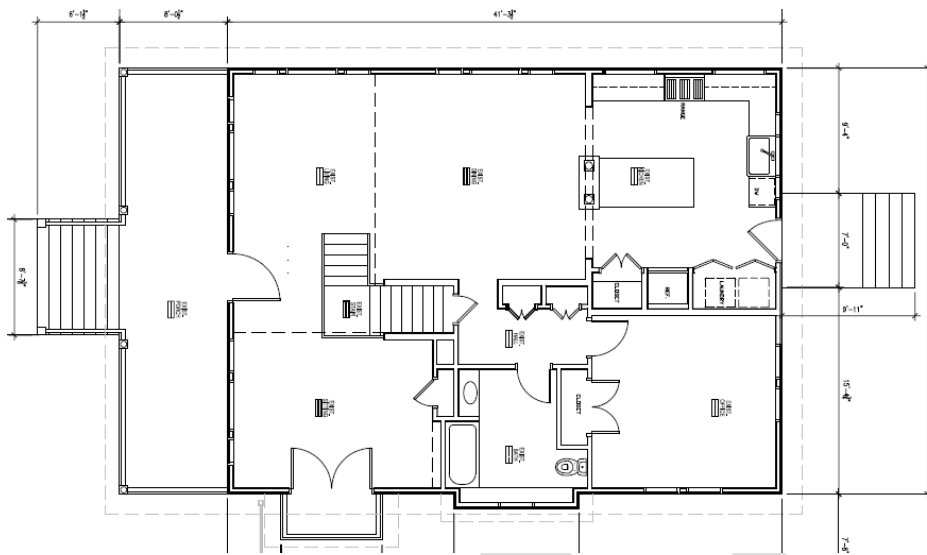




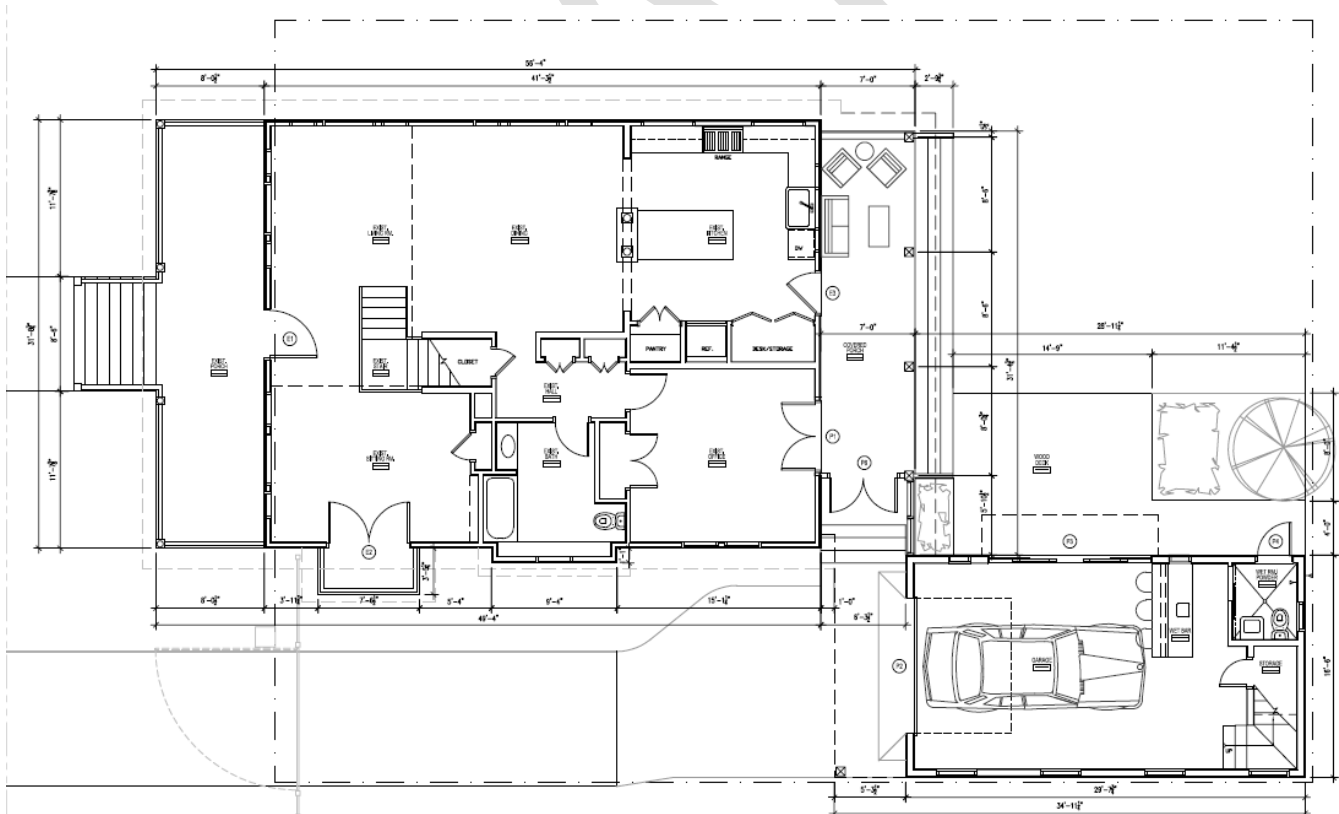


FIRST FLOOR PLAN

EXISTING



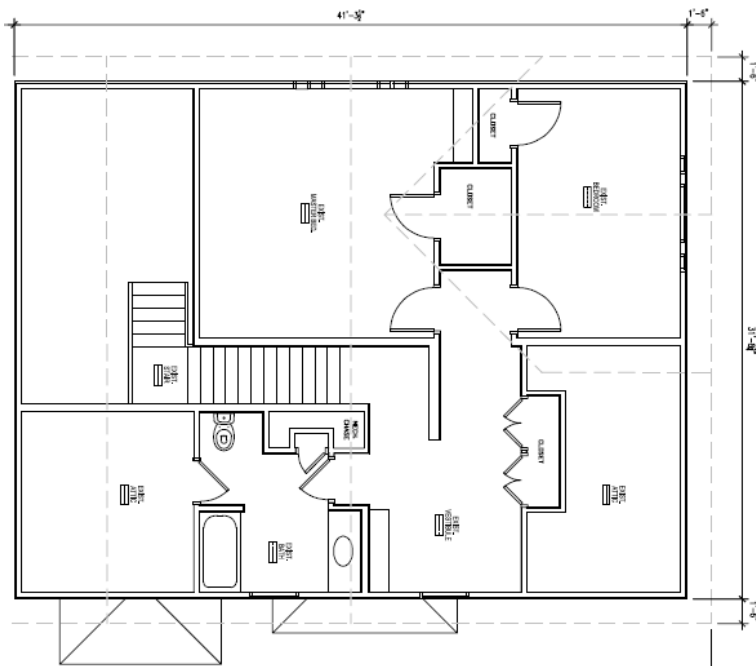
PROPOSED



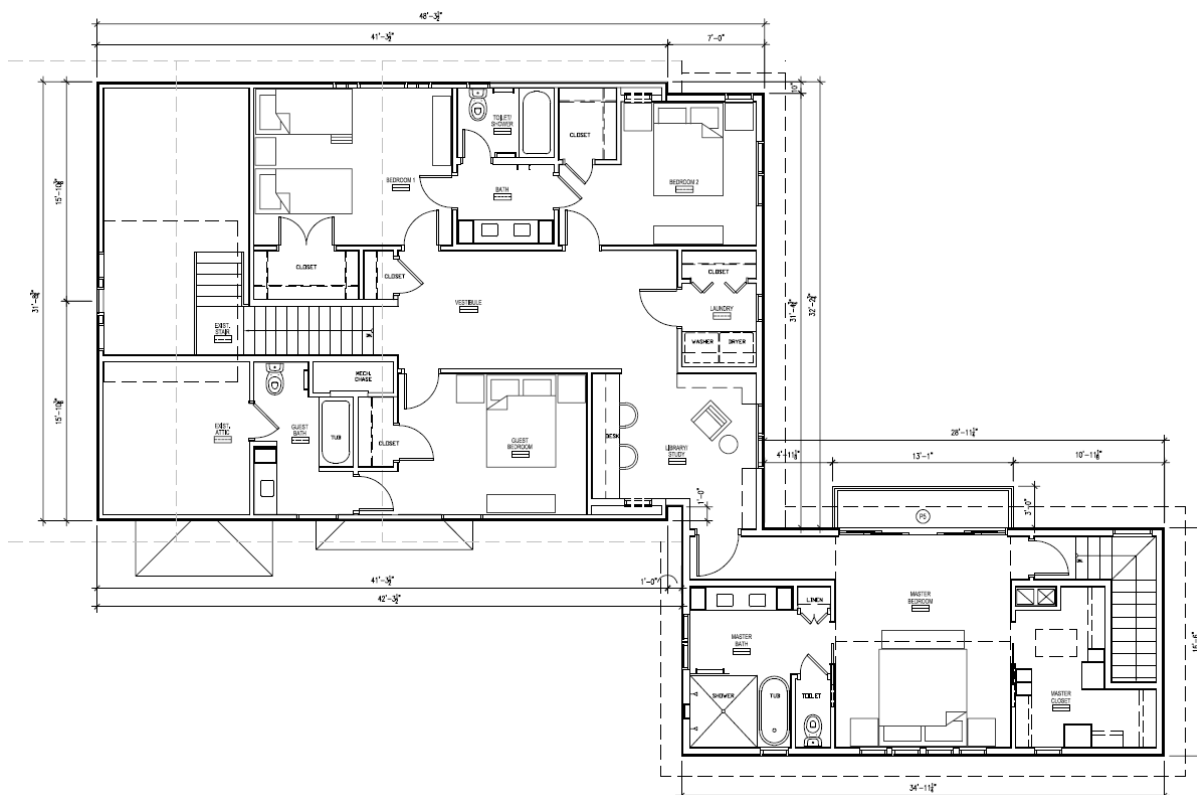


SECOND FLOOR PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing 1,888sqft two-story residence is 31' – 8 ¾" wide by 49' – 4" deep by 28' – 10 7/8" tall and features a previous second-story rear addition.

The proposed alterations include: constructing a front facing dormer, which was an original element to the structure; a new second floor rear addition which will result in the removal of the existing addition; and a garage component that will attach to the main structure via the second floor. The new second-floor rear addition will be situated over a first-floor rear porch which adds an addition 7' of depth to the existing structure; the roof of the addition ties in behind the existing ridge. The 16' – 6" wide by 29' – 7 ¾" deep garage portion of the addition will have a ridge height of 27' – 8 5/16". The connection between the garage and the main structure will not be visible from the street.

Total Existing Square Footage: 1,888

Total Proposed Square Footage: 2,554 house; 478 garage

Setbacks: The existing residence is setback 11' – 2" from the south (front); 10' – 4 ½" from the west (side); 20' – 4 ¾" from the east (side); and 39' – 6" from the north (rear).

The proposed addition will retain the south and west setbacks and feature a new east (side) setback of 3' – 3 ¾" and a north (rear) setback of 3' – 6 ¾".

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 32". The proposed addition will feature a foundation to match existing.

Windows/Doors: The existing residence features 1/1, wood windows. The proposed addition will feature 1/1, fixed and hopper windows in a combination of wood and vinyl. All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

Exterior Materials: The existing residence is clad in horizontal lap wood siding with a 4" reveal. The proposed addition will be clad in horizontal lap cementitious siding with an 8" reveal.

Roof: The existing side-gable roof features a 9' – 9 ¾" eave height, a 28' – 10 13/16" ridge height and a 9/12 pitch. The roof is clad in composite shingles.

The proposed addition will feature both 2:12 and 9:12 pitches. The front dormer will feature an eave height of 11' – 8 3/16" while garage portion features an eave height of 19' – 7 11/16". The 2:12 shed roof elements will be clad in standing seam metal while the 9:12 portion will feature composite shingles to match existing.